



Abercorn Road, Chapelfields, Coventry
Offers over £200,000



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OPEN HOUSE 18th MAY 10AM - 11AM - Call Crowhurst Gale to book your viewing 01788 522266.

An extended traditional end of terraced property situated in the sought area of Chapelfields, within close proximity to schools and local amenities and easy access to the city centre. In brief this property comprises: entrance hall, lounge, dining room, extended kitchen/breakfast room to the ground floor. To the first floor there are three good size bedrooms and bathroom. Further benefits include gas central heating, double glazing, rear garden and off road parking to the front.

Frontage

Block paved drive proving off road parking. Access to rear garden via secure wrought iron gate and timber fence into garden. Storm porch with Minton tiling.

Entrance Hall

Enter via obscure part glazed door with windows to either side. Stairs rising to first floor. Radiator, door to understairs cupboard. Door to:

Lounge 13'11" into bay x 12'0" max (4.25m into bay x 3.68m max)

Double glazed bay window to the front aspect. T.V aerial point. Feature fire place with gas fire. Radiator, wall lights.

Dining Room 11'10" x 11'0" (3.63m x 3.36m)

Double glazed window to the rear aspect onto rear garden. Further double glazed window to the rear aspect. Feature fire place with gas fire. Radiator, wall lights. Fitted shelves and cupboard.



Kitchen/Breakfast Room 17'1" x 11'2" narrowing to 6'4" (5.23m x 3.42m narrowing to 1.95m)

Double glazed window to the rear aspect. Double glazed door onto rear garden. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted fridge/freezer. Fitted washing machine and dishwasher. Fitted four ring gas hob with extractor over and oven below. Radiator, tiled flooring.

First Floor Landing

Access to loft space. Doors to:

Bedroom One 11'6" m x 8'3" (3.53 m x 2.53m)

Double glazed window to the front aspect, radiator. Fitted wardrobes.

Bedroom Two 11'10" x 11'0" (3.61m x 3.37m)

Double glazed window to the rear aspect. Radiator, door to cupboard housing gas boiler. Feature cast iron fireplace.

Bedroom Three 8'6" x 7'1" (2.61m x 2.17m)

Double glazed window to the front aspect, radiator.

Bathroom 6'4" 5'11" (1.94m 1.81m)

Double glazed obscure window to the rear aspect. A fully tiled suite comprising: bath with mixer tap over and shower attachment. Low level w.c, wash hand basin. Radiator, tiled flooring.

Rear Garden

Enclosed rear garden with paved patio. Lawn with various plants and shrubs. Garden shed. Access to side via timber gate.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority

Coventry Council

Tax Band

Tax Band: B



Tenure

Freehold

Directions For Sat Nav

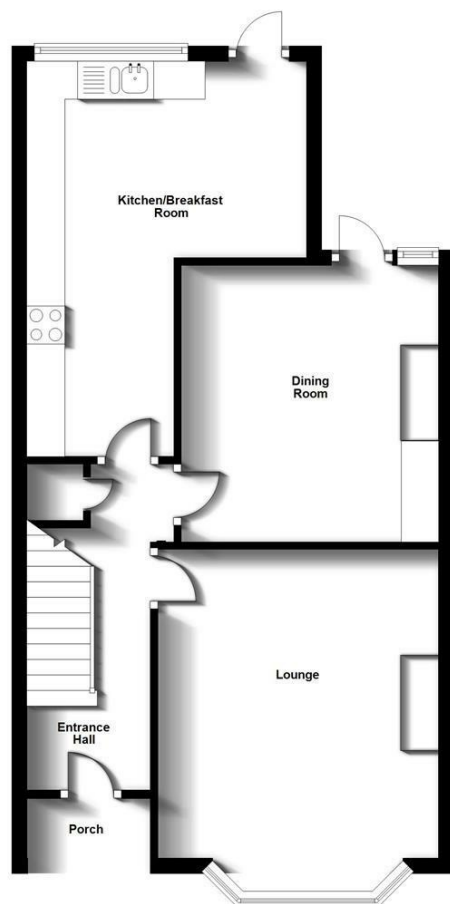
Directions For Sat Nav: CV5 8EF

Viewing

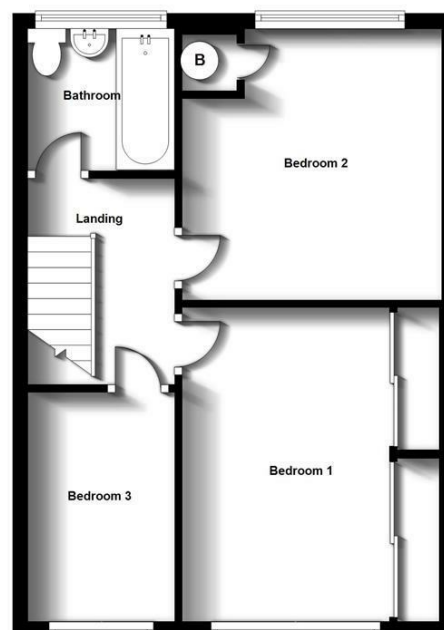
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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